

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, August 21, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kayser

City Secretary for the City of Fort Worth, Texas



CITY PLAN COMMISSION

AUGUST AGENDA

Wednesday, August 26, 2015

1:30 PM

1000 Throckmorton St.

City Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

For More Docket Information Visit

<http://fortworthtexas.gov/boards/planninganddevelopment/>

Commissioners:

Charles Rand, Chair CD 1

Jennifer Trevino, CD 2

Sloan Harris, CD 3

Mark Brast, CD 4

Robert Horton, CD 5

Stephanie Spann, CD 6

Jim Wietholter, CD 7

Don Boren, Vice Chair CD 8

Mike Brennan, CD 9

Bob Kelly, Alternate

I. WORK SESSION:

12:00 PM

Pre-Council Chamber

A. Correspondence & Comments

Staff & Chair

B. Lunch

C. Review of Cases on Today's Agenda

Staff

D. Briefing on Floodplain Management Plan

Staff

E. Briefing on Draft Five-Year Capital Improvement Plan

Staff

II. PUBLIC HEARING:

1:30 PM

Council Chamber

A. Approval of Previous Month's Minutes

B. Approval of Previously Recorded Final Plats

C. Consent Agenda (8)

1. FS-15-015 Lots 43R, 44R2, 44R3 and 45R2, Block 1, Rocky Creek Ranch. ETJ-Tarrant County.

- a. Being a Replat of Lots 43, 44R, and 45R, Block 1, Rocky Creek Ranch, an addition to Tarrant County, Texas, as recorded in Cabinet A, Slide 11251, Plat Records Tarrant County Texas (PRTCT).
- b. Location: 11700 and 11600 West Rocky Creek Road, 11650 East Rocky Creek Road.
- c. Applicant: Saade Brothers Development Corporation.
- d. Applicant Requests: Approval of the increase in lot yield.
- e. Development Review Committee (DRC) Recommends: Approval of the increase in lot yield which is in compliance with the Subdivision Ordinance.

2. PA-15-003 Lots 1 and 2, Burrow Addition. ETJ-Parker County.

- a. Being an abandonment of Lots 1 and 2, Burrow Addition, an addition to Parker County, Texas, as recorded in Cabinet D, Slide 25,PRTCT.
- b. Location: 240 Amelia Lane.
- c. Applicant: Larry Burdine.
- d. Applicant Requests: Approval of the plat abandonment.
- e. DRC Recommends: Approval of the plat abandonment which is in compliance with the Subdivision Ordinance

3. PA-15-004 Lot 11R, Block 9, Mira Vista Addition. Council District 3.

- a. Being an abandonment of Lot 11R, Block 9, Mira Vista Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet B, Slide 3432, PRTCT.
- b. Location: 6204 Forest Highlands Drive.
- c. Applicant: Dan Thomas.
- d. Applicant Requests: Approval of the plat abandonment.
- e. DRC Recommends: Approval of the plat abandonment which is in compliance with the Subdivision Ordinance

4. PP-15-019 Bonds Ranch Marketplace: 7 Commercial Lots. Council District 7.

- a. Being approximately 64.466 acres in the Henry Robertson Survey, Abstract Number 1259, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Bonds Ranch Road, east of Highway 287, and west of FM 156 (Blue Mound Road).
- c. Applicant: LRM-PTM Partners, LP.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

5. PP-15-028 Scenic Village: 3 Multi-Family Lots. Council District 9.

- a. Approximately 21.4 acres being a replat of Lots 1-3, B.M. Adams Subdivision as recorded in Volume 975, Page 19, PRTCT; Lots 1-3, Block 1, Lots 1-3, Block 2, and Lots 1-3, Block 3, Courthouse View as recorded in Volume 388-199, Page 41 PRTCT; Lots 1 & 3-10 and part of Lot 2, Block 1 and Lots 1-3, Block 5, Hawkins Scenic Hill as recorded in Volume 1013, Page 69, PRTCT; Lots A & B, R.J. Nichols Subdivision as recorded in Volume 388-D, Page 75 PRTCT; and Block 1-4, Scenic Village as recorded in Volume 388-G, Page 45, PRTCT
- b. General Location: East of Oakhurst Scenic Drive, south of Dalford Street, north of McLemore Avenue, and west of Sylvania Avenue.
- c. Applicant: FW Bluff Land, LP.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

6. PP-15-029 Linwood Addition: 12 Single Family Attached Lots. Council District 9.

- a. Being a Replat of Lots 18-22, Block 3, Linwood Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-1B, Page 181, PRTCT.
- b. General Location: West of Wimberly Street, east of Adrian Drive, south of White Settlement Road, and north of Wingate Street.
- c. Applicant: Village Homes, LP.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

7. PP-15-031 Eagle's View Addition: 3 Commercial Lots. Council District 7.

- a. Being approximately 12.19 acres in the Benjamin Thomas Survey, Abstract Number 1479 and the G.T. Walters Survey, Abstract Number 1696, City of Fort Worth, Tarrant County, Texas
- b. General Location: North of Bailey Boswell Road, east of Centerboard Lane, south of Threshing Drive, and west of Soyseed Trail.
- c. Applicant: Eagle's View Church.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

8. PP-15-034 Alliance Town Center North: Prestige Road Right-of-Way. Council District 4.

- a. Being approximately 1.15 acres in the William McCowens Survey, Abstract No. 999, City of Fort Worth, Tarrant County, Texas
- b. General Location: An extension of existing Prestige Road west of Old Denton Road.
- c. Applicant: AIL Investments, LP.
- d. Applicant Requests: Approval of the preliminary plat.
- e. DRC Recommends: Approval of the preliminary plat which is in compliance with the Subdivision Ordinance.

D. New Cases (10)

9. FS-15-003 Lot 1R, Block 2, Northern Crossing West Addition (Waiver Request).
Council District 4.

- a. Being a Replat of Lots 1-3, Block 2, Northern Crossing West Addition, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Cabinet A, Slide 10087, PRTCT
- b. Location: 2601 and 2751 Northern Cross Boulevard and 2600 NE Loop 820.
- c. Applicant: Parc North Limited Partnership.
- d. Applicant Requests: Approval of a waiver of the requirement to provide sidewalks along the Loop 820 frontage road.
- e. DRC Recommends: Approval of the requested waiver.

10. FS-15-121 Lots 7R and 8R, Block 69, Chamberlin Arlington Heights (Increase in Residential Lot Yield and a Waiver Request). Council District 7.

- a. Being a Replat of Lots 7-9, Block 69, Chamberlin Arlington Heights, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 63, Page 81, PRTCT.
- b. Location: 4513 El Campo Avenue.
- c. Applicant: P&G FW Developments, LLC.
- d. Applicant Requests: Approval of an increase in residential lot yield and a waiver of the requirement to provide rear entry access via the alley or a shared common access easement between the dwelling units for residential lots less than fifty (50) feet in width.
- e. DRC Recommends: Approval of an increase in lot yield and denial of the requested waiver.

11. FS-15-125 Lots 2R1 and 2R2, Block 2, Greenway Industrial Park (Waiver Request). Council District 8.

- a. Being a Replat of Lots 2, Block 2, Greenway Industrial Park, an addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-116, Page 81, PRTCT.
- b. Location: 1801 Mony Street.
- c. Applicant: Westco One, Limited.
- d. Applicant Requests: Approval of a waiver to allow two industrial lots to be served by a sixty (60) foot right-of-way rather than the minimum required one hundred (100) foot right-of-way and a waiver of the requirement to extend a street stub out (Maple Street).
- e. DRC Recommends: Approval of the two requested waivers.

12. VA-15-017 Vacation of Portions of Bluebonnet Drive and Bird Street. Council District 9.

- a. Being portions of Bluebonnet Drive and Bird Street, as shown in Scenic Village Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 388-G, Page 45, PRTCT.
- b. Location: Bluebonnet Drive from Embry Place north and Bird Street west to the intersection with Oakhurst Scenic Drive.
- c. Applicant: FW Bluff Land, LP.
- d. Applicant Requests: Approval of the vacation recommendation to the City Council.
- e. DRC Recommends: Approval of the recommendation.

13. VA-15-018 Vacation of a Portion of Lillian Street. Council District 9.

- a. Being a portion of Lillian Street, as shown in Hawkins Scenic Hill Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 1013, Page 69, PRTCT.
- b. Location: A portion of the cul-de-sac at the western terminus of Lillian Street.
- c. Applicant: FW Bluff Land, LP.
- d. Applicant Requests: Approval of the vacation recommendation to the City Council.
- e. DRC Recommends: Approval of the recommendation.

14. VA-15-019 Vacation of Portions of Scenic Hill Drive and Dell Street. Council District 9.

- a. Being portions of Scenic Hill Drive and Dell Street, as shown in Hawkins Scenic Hill Addition, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 1013, Page 69, PRTCT.
- b. General Location: Scenic Hill Drive from Embrey Place north to its terminus and Dell Street approximately 150 feet east from its intersection with Scenic Hill Drive.
- c. Applicant: FW Bluff Land, LP.
- d. Applicant Requests: Approval of the vacation recommendation to the City Council.
- e. DRC Recommends: Approval of the recommendation.

15. VA-15-022 Vacation of an Unnamed Street in the B.M. Adams Subdivision.
Council District 9.

- a. Being an unnamed street, shown in B.M. Adams Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded in Volume 975, Page 19, PRTCT.
- b. Location: Unimproved street right-of-way extending approximately 150 feet south of Dalford Street approximately 200 feet east of the intersection of Westbrook Avenue and Dalford Street.
- c. Applicant: FW Bluff Land, LP.
- d. Applicant Requests: Approval of the vacation recommendation to the City Council.
- e. DRC Recommends: Approval of the recommendation.

16. VA-15-020 Vacation of a Portion of Kimzey Street and a Portion of an Alley.
Council District 9.

- a. Being a portion of Kimzey Street and a portion of an alley in Block 12, Brooklyn Heights Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 63, Page 13, PRTCT.
- b. Location: North of Lovell Avenue, south of Locke Avenue, east of Montgomery Street, and west of Smiley Street.
- c. Applicant: David Ransom.
- d. Applicant Requests: Approval of the vacation recommendation to the City Council.
- e. DRC Recommends: Denial of the recommendation.

17. VA-15-021 Vacation of a Portion of Park Vista Boulevard. Council District 9.

- a. Being a portion of Park Vista Boulevard, as shown in The Sanctuary at Bear Creek, an addition to the City of Fort Worth, Tarrant County, Texas according to the plat recorded by Instrument Number D214264349, PRTCT.
- b. General Location: Northwest corner of the intersection of Park Vista Boulevard and Ray White Road.
- c. Applicant: D.R. Horton – Texas, LTD.
- d. Applicant Requests: Approval of the vacation recommendation to the City Council.
- e. DRC Recommends: Approval of the recommendation.

18. PP-15-035 The Ranch at Eagle Mountain: 81 Single-Family Detached Lots, 6 Private Open Space Lots, and 1 City Water Department Lot. Council District 7.

- a. Being approximately 18.259 acres in the G. Rall Survey, Abstract No. 1985 and the T. Freeman Survey, Abstract No. 546, City of Fort Worth, Tarrant County, Texas.
- b. General Location: North of Robertson Road and south of Big Wichita Drive and Sierra Madre Drive between Salt Fork Drive and the extension of Lake Country Drive.
- c. Applicant: BKR Land, LP.
- d. Applicant Requests: Approval of the preliminary plat, approval of a waiver to allow two blocks that exceed the maximum length allowed, and approval of a waiver to allow an open fence rather than the required solid screening wall for residential lots adjacent to an arterial street.
- e. DRC Recommends: Approval of the preliminary plat and two requested waivers.

E. Other Matters of Business (1)

19. 6001 Columbus Trail (Waiver Request). Council District 6.

- a. Being approximately 7.4 acres in the J. Asbury Survey, Abstract 52, City of Fort Worth, Tarrant County, Texas.
- b. General Location: 6001 Columbus Trail.
- c. Applicant: Tarrant Regional Water District
- d. Applicant Requests: Approval of a waiver of the requirement to plat property in order to obtain a building permit.
- e. DRC Recommends: Denial of the requested waiver.

Adjournment: _____

ACCESSIBILITY STATEMENT

Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Fort Worth Council Chamberes es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.